

BOARD OF CODE STANDARDS AND APPEALS MINUTES

October 5, 2009

Members: Francisco Banuelos, Randy Coonrod, Daryl Crotts, Randy Harder, Richard Hartwell, Bernie Hentzen, Ed Murabito, Warren Willenberg, John Youle

Present: Coonrod, Crotts, Harder, Hartwell, Murabito, Willenberg, Youle

Staff Members Present: Kurt Schroeder, Deb Legge, Penny Bohannon, Elaine Hammons (Central Inspection)

The regular meeting of the Board of Code Standards and Appeals was called to order by Vice Chairman Youle on Monday, October 5, 2009, at 1:30 p.m. in the 1st floor Board Room, City Hall, 455 N. Main, Wichita, Kansas.

Approval of the September 14, 2009, minutes.

Board Member Hartwell made a motion to approve the September 14, 2009, minutes as submitted. Board Member Murabito seconded the motion. The motion carried. (Board Member Crotts was not present for this vote.)

Approval of the October 2009 license examination applications as follows:

There were no license examination applications for the month of October.

Discussion of Section 18.12.150 - Renewal or Reinstatement of License (a).

Mr. Schroeder explained that he had received a request from John Hunter d/b/a Hunter and Son to make an appeal to the Board to allow Mr. Hunter to renew his expired Class B Contractor's License without retesting. The reason for Mr. Hunter's failure to renew his license for 2009 was due to an oversight by his secretary. Recently, other contractors have appeared before the Board with requests to renew without testing, citing similar reasons. The Board denied those requests, requiring that the contractors retest in order to reinstate their licenses, in accordance with Section 18.12.150(a) of the Code of the City of Wichita. Mr. Schroeder added that Mr. Hunter might be able to provide documentation of extenuating circumstances. The consensus of the Board was that Section 18.12.150(a) was adequate as written, and unless documentation of extenuating circumstances was presented to the Board, retesting would be the only available option.

Condemnation Hearings

Review Cases:

1. 1348 N. Green

There was no one present as a representative for this property.

A one-story frame dwelling about 22 x 28 feet in size, this structure is vacant and open. The structure has shifting and cracking basement walls; rotted and missing wood lap siding; sagging and badly worn composition roof with holes; rotted wood trim; and the 12 x 20 foot accessory structure is deteriorated.

At the September 14, 2009, meeting, the former owner of this property, Edmond Brown, brought in a Transfer of Title showing that he had sold the property. At that time, the Board approved a motion for Central Inspection staff to notify the new owner to appear at the October 5, 2009, hearing to apprise the Board of a plan of action for this property. The owner was notified by letter and in person.

Board Member Coonrod made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin demolition, and ten days to complete demolition. Board Member Hartwell seconded the motion. The motion carried.

2. 936 N. Holyoke

There was no representative present on behalf of this property.

This one-story frame dwelling is about 24 x 34 feet in size. Vacant for at least one year, this structure has cracking, shifting, caving concrete block basement walls, with missing blocks; badly worn composition roof, with missing shingles; deteriorating front porch; rotted roof decking, wood trim and rafter tails; and the 14 x 16 foot accessory garage is dilapidated, with holes in roof at risk of collapsing.

At the September 14, 2009, meeting, the former owner of this property, Edmond Brown, brought in a Transfer of Title showing that he had sold the property. At that time, the Board approved a motion for Central Inspection staff to notify the new owner to appear at the October 5, 2009, hearing to apprise the Board of a plan of action for this property. The owner was notified by letter and in person.

Board Member Coonrod made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin demolition, and ten days to complete demolition. Board Member Hartwell seconded the motion. The motion carried.

New Cases

1. 1652 S. Greenwood

No representative attended the hearing.

This is a one-story frame dwelling about 28 x 28 feet in size. Vacant and open, this structure has badly shifting and cracking concrete block walls; deteriorated rear porch; rotted and missing fascia; deteriorated 20 x 20 foot detached garage and 8 x 8 foot metal shed; and the 6 x 10 foot storage shed is dilapidated.

Board Member Harder made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin demolition, and ten days to complete removal of the structure. Board Member Willenberg seconded the motion. The motion passed.

2. 1004 E. Bayley

There was no one present to represent this property.

Approximately 42 x 24 feet in size, this one-story frame dwelling is vacant and open. This structure has cracked and missing asbestos siding; rotted wood trim, soffits and fascia; and the 15 x 25 foot accessory structure is in deteriorated and the 15 x 20 foot detached garage is dilapidated.

Board Member Harder made a motion to submit the property to the City Council, recommending condemnation, with ten days to begin wrecking the structure, and ten days to finish the demolition. Board Member Coonrod seconded the motion. The motion was approved.

3. 1531 N. Minnesota

There was no representative for this property in attendance.

A one-story frame dwelling about 40 x 32 feet in size and vacant for at least 6 years, this structure has missing woodlap siding; deteriorated front porch; missing fascia and missing windows.

Board Member Harder made a motion to send the property before the City Council with a recommendation of condemnation, with ten days to initiate the demolition of the structure, and ten days to complete the razing. Board Member Coonrod seconded the motion. The motion was unanimously approved.

4. 1728 N. Fairmount

No one attended the hearing as a representative of this property.

This building is a three-story frame dwelling approximately 29 x 58 feet in size. Vacant for at least one year, this structure has been badly damaged by fire; it has a shifting and cracking concrete block foundation; missing and fire damaged siding; and the wood trim and framing members are fire damaged.

Board Member Harder made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to start wrecking the building and ten days to finish the removal. Board Member Willenberg seconded the motion. The motion carried.

5. 2611 S. Fees

There was no representative for this property.

Approximately 20 x 56 feet in size, this one-story frame dwelling is vacant and open. This structure has missing and fire damaged asbestos siding; collapsed, fire damaged composition roof; fire damaged wood trim and framing members; missing front and rear porches; collapsing side porch; and the interior has been gutted by fire.

Board Member Murabito made a motion to send the property to the City Council with a recommendation of condemnation, with ten days to begin demolition and ten days to complete the demolition. Board Member Willenberg seconded the motion. The motion was approved without opposition.

6. 3676 E. Cessna

No one attended the hearing as a representative for this property.

This one-story frame dwelling is about 65 x 24 feet in size. Vacant for at least eight months, this structure has a shifting wood pier foundation; chipped and missing asbestos siding; sagging, badly deteriorated composition roof, with holes, and missing shingles; rotted wood trim and fascia; and the west side porch is rotted.

Board Member Coonrod made a motion to submit the property to the City Council with a recommendation of condemnation, with ten days to initiate razing of the structure and ten days to complete the removal. Board Member Crotts seconded the motion. The motion was approved.

7. 1448 S. Handley

There was no representative for this property present at the hearing.

Approximately 40 x 72 feet in size, this one-story frame dwelling is vacant and open. This structure has a cracking concrete foundation; rotted and missing wood siding; missing composition shingles, missing roof on south and east sides; deteriorated front porch; rotted wood trim and framing members, and rotted and missing soffits and fascia.

Board Member Harder made a motion to send the property before the City Council with a recommendation of condemnation, with ten days to start demolition and ten days to finish the removal of the structure. Board Member Murabito seconded the motion. The motion passed.

Kurt Schroeder provided an update on the proposed Trade Board Expansion issue. Although most of the trade boards and trade associations have expressed their opposition to expanding those boards, many building contractors, along with the Wichita Area Builders Association (WABA), have voiced their support of the expansion. The board expansions could include the Board of Code Standards and Appeals, adding positions to represent members of the trades (electrical, plumbing and mechanical). The committee studying the Trade Board Expansion will probably make its recommendation for action to the City Council in November.

With no other business to conduct, Board Member Coonrod made a motion to adjourn the meeting. Board Member Murabito seconded the motion. The motion carried.

The meeting adjourned at 1:49 p.m.